

Know all Men by these Presents,**026198****That**

We, MICHAEL J. LAGRANGE and ROBERT J. LAGRANGE

in consideration of One Dollar and other valuable consideration

paid by MARLENE LAGRANGE and JAMES LAGRANGE

**NO TRANSFER
TAX PAID**

whose mailing address is 99 Drummond Avenue, Waterville, Maine 04901

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said MARLENE LAGRANGE and JAMES LAGRANGE

their heirs and assigns forever,

A certain lot or parcel of land with the buildings thereon situate, located in the City of Waterville, County of Kennebec, and State of Maine bounded and described as follows, to wit:

Beginning at a point on the easterly line of College Avenue, said point being the intersection of the easterly line of College Avenue with the southerly line of Seavey Street; south sixty four degrees twenty eight minutes east (S 64° 28' E) along the southerly line of Seavey Street, a distance of fifty five and twenty one hundredths (55.21') feet to a steel pin. Thence south thirty-four degrees twenty-eight minutes west (S 34° 28' W) for a distance of eighty-one and seventy-five hundredths (81.75') feet to a steel pin; thence south fifty-three degrees fifty-five minutes east (S 53° 55' E) for a distance of twelve and four hundredths (12.04') feet to a steel pin. Thence south thirty four degrees twenty-eight minutes west (S 34° 28' W) for a distance of sixteen and eighty hundredths (16.80') feet to a steel pin; thence south sixty-three degrees thirty-seven minutes east (S 63° 37' E) for a distance of twenty-eight and fourteen hundredths (28.14') feet to a steel pin; thence south twenty-four degrees fifty seven minutes west (S 24° 57' W) for a distance of forty-five and one tenth (45.1') feet to a steel pin; thence north seventy-one degrees thirty-five minutes west (N 71° 35' W) for a distance of sixty-one and seventy hundredths (61.70') feet to a steel pin; thence north fifty-two degrees thirty minutes west (N 52° 30' W) for a distance of forty-five and zero hundredths (45.00') feet to a steel pin on the easterly line of College Avenue. Thence north thirty-five degrees twenty-three minutes east (N 35° 23' E) along the easterly line of College Avenue to the point of beginning.

Said parcel of land containing ten thousand seven hundred sixty-seven and thirteen hundredths (10,767.13) square feet and being a portion of the premises conveyed to me by deed of Clyde B. Arnold, Sr., et al, and recorded in Kennebec County Registry of Deeds in Book 2393, page 155.

Being the same premises conveyed to Michael J. LaGrange and Robert J. LaGrange by warranty deed of Joseph W. Pelletier dated February 24, 1989 and recorded in Kennebec County Registry of Deeds, Book 3510, page 196.

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To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **Marlene LaGrange and James LaGrange**

their heirs and assigns, to them and their use and behoof forever.

And we do **covenant** with the said Grantee, their heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances

that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and

that we and our heirs shall and will **warrant and defend** the same to the said Grantee, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, We, the said **Michael J. LaGrange** and **Robert J. LaGrange**

~~and~~

~~husband/wife of XXXXX~~

joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hand and seal this day of the month of November 13, A.D. 1990.

Signed, Sealed and Delivered
in presence of

.....	<i>Michael LaGrange</i>
.....	Michael J. LaGrange
.....	<i>Robert J. LaGrange</i>
.....	Robert J. LaGrange
.....
.....

State of Maine, County of Kennebec **ss.** November 13, 1990.

Then personally appeared the above named **Michael J. LaGrange and Robert J. LaGrange**

and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Mary S. Mathieu
.....
Notary Public
Attorney at Law



RECEIVED KENNEBEC SS.

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Printed Name, *Mary S. Mathieu*
My Commission Expires 11/18/93

TEST: *Robert J. LaGrange*
REGISTER OF DEEDS